006.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	926,100 / 926,100
					USE VALUE:	926,100 / 926,100
					ASSESSED:	926,100 / 926,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEORGES MARCEL K & CLAUDIA M
Owner 2:	19-21 CHANDLER STREET REALTY
Owner 3:	TRUST
Street 1:	4 WALL DR
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	GEORGES MARCEL & CLAUDIA -
Owner 2:	-
Street 1:	4 WALL DR
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 4,909 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2532 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4909.000	467,700	4,600	453,800	926,100
Total Card	0.113	467,700	4,600	453,800	926,100
Total Parcel	0.113	467,700	4,600	453,800	926,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.76 | /Parcel: 365.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 5416
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

!573!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	467,800	4600	4,909.	453,800	926,200	926,200	Year End Roll	12/18/2019
2019	104	FV	361,100	4600	4,909.	482,200	847,900	847,900	Year End Roll	1/3/2019
2018	104	FV	338,500	5100	4,909.	351,700	695,300	695,300	Year End Roll	12/20/2017
2017	104	FV	317,100	5100	4,909.	306,300	628,500	628,500	Year End Roll	1/3/2017
2016	104	FV	317,100	5100	4,909.	260,900	583,100	583,100	Year End	1/4/2016
2015	104	FV	281,800	5100	4,909.	255,300	542,200	542,200	Year End Roll	12/11/2014
2014	104	FV	281,800	5100	4,909.	209,900	496,800	496,800	Year End Roll	12/16/2013
2013	104	FV	293,500	5100	4,909.	199,700	498,300	498,300		12/13/2012

PRINT

Date	Time
12/10/20	16:20:14

LAST REV

Date	Time
10/23/18	14:05:31
mmcmakin	
573	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEORGES MARCEL	71655-174	1	9/24/2018	Convenience	99	No	No		
GANNON DANIEL J	47329-105		4/25/2006		568,000	No	No		
	11348-231		6/29/1967			No	No		N

USER DEFINED

Prior Id # 1:	5416
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
6/21/2006	MLS	HC	Helen Chinal
9/22/1999	Meas/Inspect	263	PATRIOT
8/25/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4909		Sq. Ft.	Site		0	80.	1.16	1									453,815						453,800	

Total AC/HA: 0.11270 | Total SF/SM: 4909 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 453,815 | Spl Credit | Total: 453,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06469190
Const Adj.:	0.99683028
Adj $ / SQ:	180.424
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635519
Depreciation:	167777
Depreciated Total:	467742

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

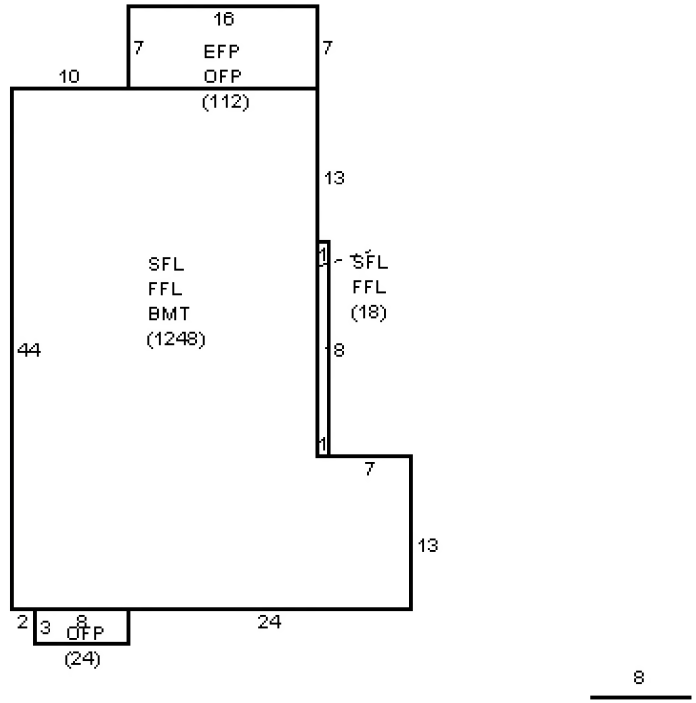
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.42
Special Features:	0	Val/Su Net:	116.11
Final Total:	467700	Val/Su SzAd	184.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,266	180.420	228,417
SFL	Second Floor	1,266	180.420	228,417
BMT	Basement	1,248	54.130	67,551
OFP	Open Porch	136	28.540	3,882
EFP	Enclos Porch	112	51.370	5,753

Net Sketched Area:	4,028	Total:	534,020
Size Ad	2532	Gross Are	4028	FinArea	2532
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X20	A	AV	1923	22.35	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc